



March 8, 2007

TO: Department of Planning & Development  
731 South Fourth Street  
Las Vegas, NV 89101

REFERENCE: Rojas Law Office  
802 E. Bonneville  
APN 139-34-810-050  
Las Vegas, NV 89101

SUBJECT: Justification Letter For Proposed New Law Office  
Building

To Whom it May Concern:

The applicant, Luis Rojas, here with request your support in approving of the following Zone Change, Site Development Review (SDR) and Variances.

We are requesting a zone change from R-1 to P-R.

We also have various items which we are requesting approval and are under ~~two~~ ~~one~~ variance applications.

1. Lot width of 50'0" in a P-R zone where 60'0" is the minimum
- 2.a. Rear set back of 13'4" where 15'0" is the minimum. This is shown on the plans as the second floor offices cantilever over in this space. The 1<sup>st</sup> level is 20'0" back from the property line

**ZON-20397 VAR-20398**  
**VAR-20399 SDR-19675**

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2.b. Side yard set back of 0'0" where 5'0" is required. This is on the South Property Line. See attached a letter from our neighbor who reviewed our plans and is in support.

2.c. Corner side yard set back of 4'0" where 15'0" is required. As shown on our parking and building layout, we have no office space on the first floor but merely parking and an entrance to the building.

2.d. Parking – We are requesting 8 spaces where 18 are required. This number of spaces is influenced by counting in the gross space of the building. This is including both sets of stairs on the first level as well as all storage, elevator space and entry vestibule.

3. Landscaping waivers:

North: Provided accept for the rear of the lot where the back alley parking is adjacent to the right of way.

South: Building being built along the property line.

East: This is along the alley where it will be all parking, trash enclosure, and drive aisle

West: This is the front drive entrance. Along with the parking and front sidewalk entry landscaping is limited to what is shown.

4. Lot Coverage:

We are proposing 59% lot coverage where 50% is allowed.

Upon your review of the plans, the building we are requesting approval for has only six offices requiring parking. This building with its dynamic glass front street appeal will enhance the corner where it is located. We respectfully request your approval for this application.

Should you have any questions regarding this pre-application request, please call Dean Bryan at 362-7127.

Sincerely,



R. Dean Bryan

Enclosures (1) Agreement from southern neighbor.

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